WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026545 DEEDWARR
Recvd: 04/01/16 12:31 2 pgs
Fees: 13.00 Taxes: 647.50

20160401-0031094

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

KATHRYN M CASSIDY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike Wilkins	New	074-04-O-081.00
(NAME)	(NAME)	
923 Hermitage Ridge	Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ralph D. Templeton, Executor of the Estate of Martha A. Irick**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mike Wilkins, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54, on the plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Irick and Martha A. Irick, husband and wife by Warranty Deed from Lindy M. Burns, unmarried, dated 05/27/2010, recorded 06/01/2010, of record in Instrument No. 20100601-0041900, in the Register's Office for Davidson County, Tennessee. John W. Irick died on 04/27/2013, leaving Martha A. Irick as the sole surviving tenant by the entirety. Martha A. Irick died testate on 09/16/2015, appointing Ralph D. Templeton as Executor, directing the sale of property as evidenced in her Last Will & Testament under Docket No. 15P1777, in the Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 4820, Page 611, as amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 923 Hermitage Ridge, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2016.

Ralph D. Templeton, Executor

Ralph D. Templeton
Executor fo the Estate of Martha A. Irick

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph D. Templeton, the Executor for the estate of Martha A. Irick ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/31/16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

